

Asheville Buncombe Community Christian Ministry

INSTRUCTIONS TO BIDDERS

1. PURPOSE OF SOLICITATION

ABCCM is requesting sealed bids from qualified general contractors for the new construction of the ABCCM Transformation Village Recovery House project located at 30 Olin Haven Way, Asheville, North Carolina 28806. The Project is generally described as a new-construction transitional housing facility anticipated to include 64 units and 128 beds.

2. FUNDING AND APPLICABLE REQUIREMENTS

The Project is funded primarily with Community Development Block Grant – Recovery Housing Program (CDBG-RHP) funds. Bidders are advised that the resulting contract will be subject to applicable federal, state, and local requirements, including but not limited to:

- a. Davis-Bacon and related labor standards;
- b. Section 3 requirements;
- c. Equal opportunity and nondiscrimination requirements;
- d. Debarment and suspension requirements;
- e. Byrd Anti-Lobbying requirements, if applicable;
- f. Contract provisions required by federal award requirements and ABCCM's funding source;
- g. All other requirements set forth in the contract documents.

3. EXAMINATION OF DOCUMENTS AND SITE

Each bidder is responsible for carefully examining the bidding documents, the project site, existing conditions, and all addenda before submitting a bid. Submission of a bid shall constitute prima facie evidence that the bidder has examined the site and is satisfied as to the conditions to be encountered in performing the Work.

Bidders shall promptly notify ABCCM in writing of any ambiguity, inconsistency, error, or omission discovered in the bidding documents.

4. BIDDING DOCUMENTS

The bidding documents include the Notice to Bidders, Instructions to Bidders, Bid Form, proposed contract documents, drawings, specifications, applicable federal provisions, wage determination information, and any addenda issued before bid opening.

Current project materials include architectural plans identified as Transformation Village Women's Transitional Building, Schematic Sets dated 07/31/26. ABCCM may supplement, revise, or replace these materials through addenda or final bid documents prior to bid opening.

Bidding documents are posted online at:

<https://www.abccm.org/rfp/>

5. QUESTIONS AND INTERPRETATIONS

Questions shall be submitted by e-mail only to:

Tim McElya

rfp@abccm.org

The deadline for emailed questions is August 17, 2026.

Responses to questions, interpretations, corrections, and changes to the bidding documents will be made only by written addendum issued by ABCCM. Oral statements shall not be binding.

6. ADDENDA

Bidders are responsible for acknowledging receipt of all addenda on the Bid Form. Failure to acknowledge all addenda may render the bid nonresponsive.

Final addendum date: August 17, 2026

7. BID SUBMISSION

Bids shall be submitted in a sealed envelope and clearly marked:

“SEALED BID – ABCCM TRANSFORMATION VILLAGE RECOVERY HOUSE”

Bids must be mailed or hand-delivered to:

Asheville Buncombe Community Christian Ministry C/O Tim McElyea
1845 Brevard Road
Arden, NC 28704

Deadline for receipt of bids:
August 31, 2026, at 5 p.m.

Bids received after the deadline will not be opened or considered.

9. PUBLIC BID OPENING

Bids will be publicly opened and read aloud at:

Date: September 1, 2026

Time: 12:00 p.m.

Location:

Asheville Buncombe Community Christian Ministry
1845 Brevard Road
Arden, NC 28704

10. BID SECURITY

Each bid shall be accompanied by bid security in the amount of 5% of the total bid. This bid guarantee must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute any required contractual documents within the specified timeframe.

Failure to provide required bid security in proper form and amount may render the bid nonresponsive.

11. BIDDER QUALIFICATIONS

To be eligible for award, the bidder must:

- a. Hold the appropriate North Carolina general contractor's license;
- b. Have experience in construction of projects of similar size, complexity, and occupancy type;
- c. Be able to provide satisfactory references and evidence of financial capacity;
- d. Not be debarred, suspended, or otherwise ineligible for award;

- e. Demonstrate ability to comply with Davis-Bacon and Section 3 requirements;
- f. Meet all other responsibility standards set forth in the bidding documents.

ABCCM may require the apparent low bidder to submit additional qualification information prior to award.

12. BASIS OF AWARD

The award, if made, will be made to the lowest responsive, responsible bidder submitting a bid in the best interest of ABCCM and in accordance with applicable procurement and funding requirements.

ABCCM reserves the right to reject any bid that is nonresponsive or submitted by a bidder determined not to be responsible.

13. RESPONSIVENESS

A bid may be deemed nonresponsive for reasons including, but not limited to:

- a. Late submission;
- b. Failure to sign the bid;
- c. Failure to provide required bid security;
- d. Failure to acknowledge addenda;
- e. Materially incomplete bid form;
- f. Unauthorized conditions, qualifications, or alternates;
- g. Failure to submit required certifications;
- h. Failure to comply with any material bid requirement.

14. RESPONSIBILITY REVIEW

The apparent low bidder may be required to submit the following within 5 business days after request:

- a. Contractor qualification statement;
- b. North Carolina license information;
- c. References for similar projects;
- d. Evidence of insurance;
- e. Bonding capacity letter;
- f. Debarment certification;
- g. Section 3 compliance plan or forms;

- h. Davis-Bacon acknowledgment and labor standards certifications;
- i. List of proposed major subcontractors;
- j. Other information reasonably requested by ABCCM.

15. CONTRACT TIME

The successful bidder shall commence work upon issuance of a Notice to Proceed and shall achieve Substantial Completion and Final Completion within the time stated in the contract documents.

16. CHANGES IN THE WORK

The successful bidder shall perform no extra work except pursuant to written authorization in accordance with the contract documents.

17. INSURANCE

The successful bidder shall provide insurance meeting the minimum requirements stated in the contract documents before contract execution and/or Notice to Proceed.

18. PERFORMANCE AND PAYMENT BONDS

The successful bidder will be required to furnish both a Performance and Payment Bond in the amount of 100% of the contract price.

A performance bond is a bond executed in connection with a contract to secure the fulfillment of all the contractor's requirements under a contract.

A payment bond is a bond executed in connection with a contract to assure payment as required by the law of all persons supplying labor and material in the execution of the work provided for under a contract.

19. FEDERAL LABOR STANDARDS

Davis-Bacon labor standards apply to this project. The contractor and all subcontractors shall pay not less than the prevailing wage rates identified in:

General Decision Number: NC20260016 05/18/2026

and shall comply with all applicable federal labor standards provisions, including certified payroll submission requirements.

The prevailing wage rates identified in General Decision Number: NC20260016 05/18/2026 are included in the bidding documents.

20. SECTION 3

Section 3 applies to this project as indicated by ABCCM. Bidders shall comply with all Section 3 solicitation, contracting, subcontracting, reporting, and documentation requirements included in the bidding and contract documents.

21. NONDISCRIMINATION

ABCCM will not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity, national origin, age, disability, or other protected status in accordance with applicable law. Bidders shall comply with all applicable equal opportunity requirements.

22. DEBARMENT AND SUSPENSION

Bidders shall certify that neither the bidder nor its principals are debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in federally funded transactions.

23. BYRD ANTI-LOBBYING

For contracts exceeding the applicable threshold, the successful bidder shall provide the required anti-lobbying certification and disclosure forms.

24. WITHDRAWAL OF BIDS

A bidder may withdraw its bid before the bid deadline by submitting a written request signed by an authorized representative. After bid opening, bids may be withdrawn only to the extent permitted by applicable law and the bidding documents.

25. REJECTION OF BIDS; WAIVER OF INFORMALITIES

ABCCM reserves the right to reject any or all bids, to waive minor informalities and irregularities, and to re-advertise the project if determined to be in the best interest of

ABCCM and consistent with funding requirements.

26. EXECUTION OF CONTRACT

The successful bidder shall execute the contract and submit all required bonds, insurance certificates, certifications, and other post-award documents within **20 DAYS** after Notice of Award unless otherwise extended in writing by ABCCM.